

DEXIOS APARTMENTS

1600 N. Dexter Avenue, Seattle, WA 98109

Retail/Commercial Space for Lease

2,278 SF (696 SF Mezzanine)

544 SF Shop Space



PROPERTY HIGHLIGHTS

Located in an evolving retail market, Dexios is situated in a dense residential neighborhood which features a blend of national chains, local boutiques, and specialty stores. Seattle's tech industry presence also influences its retail scene, and this neighborhood caters to a more affluent, tech-savvy demographic.



SIZE

- SUITE 215 - 2,278 SF (696 SF MEZZANINE)
- SUITE 203 - 544 SF



PARKING

Designated Parking



AVAILABILITY

Available 2/1/2025



CARS PER DAY

11,973



Vented For Food Use

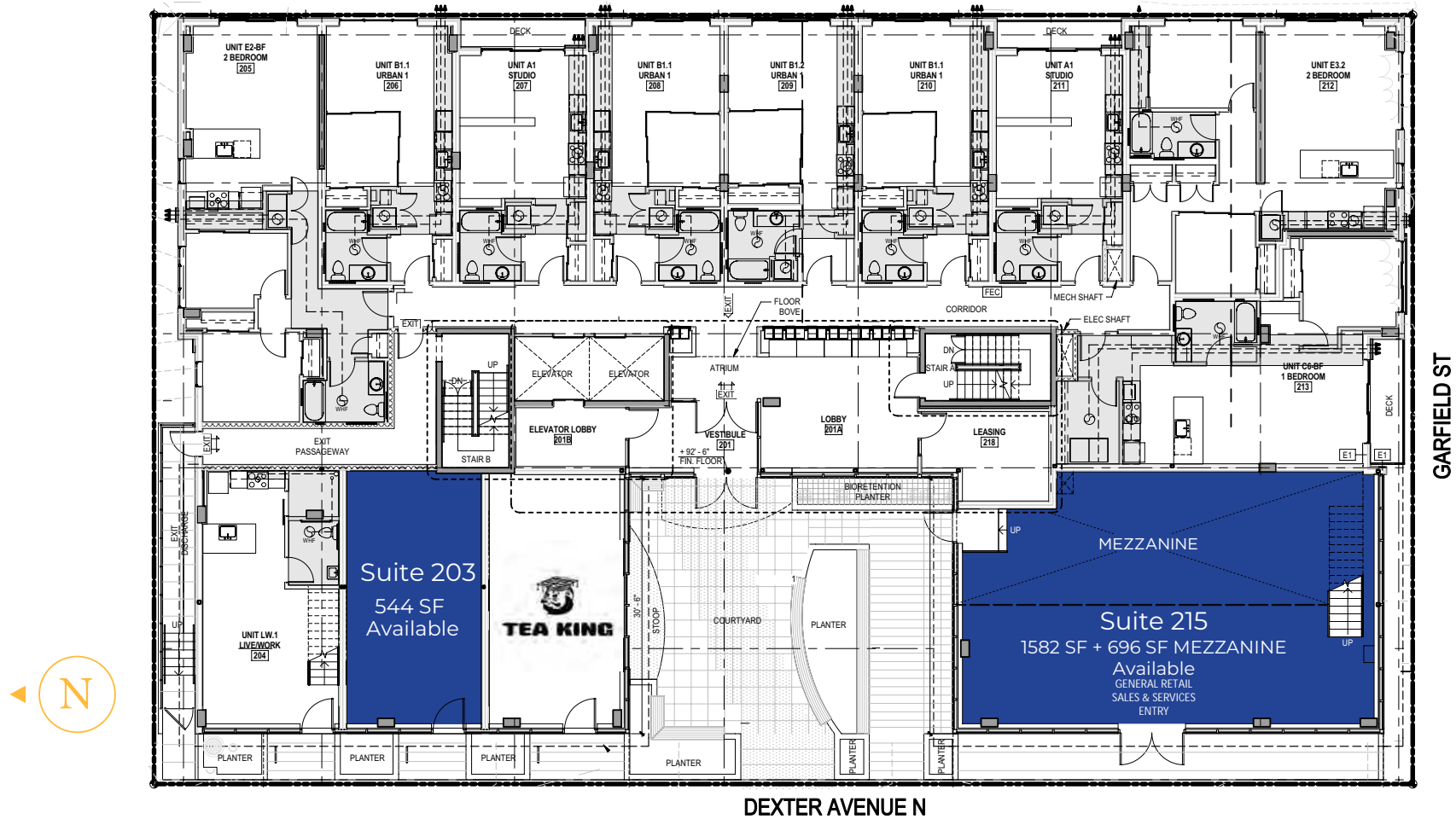


**Walking distance to
Burke-Gilman Trail**

(plus bike lanes in both directions along Dexter Ave. in front of the project)



FLOOR PLAN



Minutes from Lake Union and South Lake Union neighborhoods



Vented for light restaurant use



Showroom plus Mezzanine Space



Double storefront entry



Finished concrete floors throughout



MARKET OVERVIEW



POPULATION

1 MILE	3 MILES	5 MILES
44,858	314,360	528,083



AVERAGE HOUSE HOLD INCOME

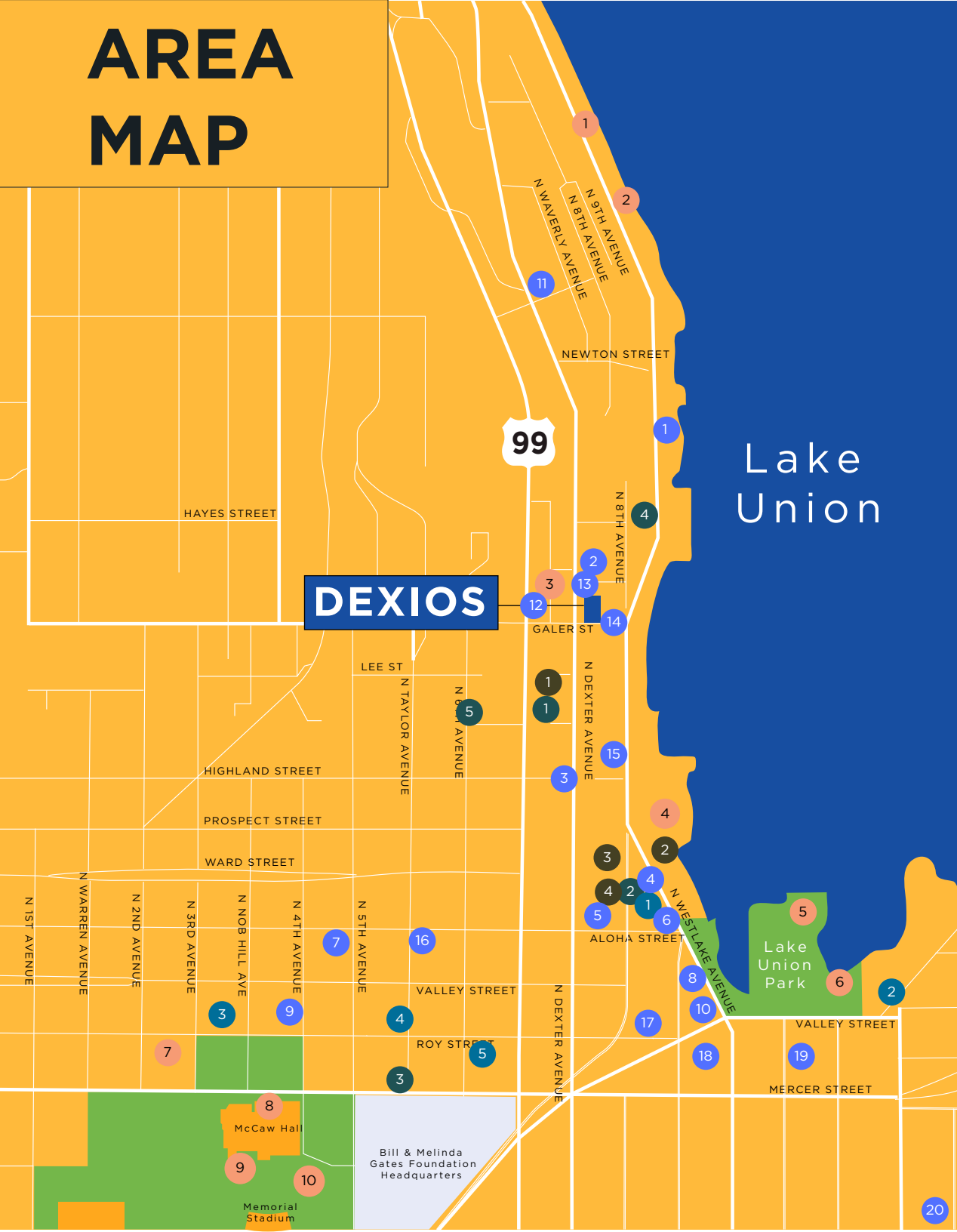
1 MILE	3 MILES	5 MILES
\$154,406	\$140,421	\$148,244



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
26,564 (1.6 OCCUPANTS)	167,442 (1.7 OCCUPANTS)	261,999 (1.9 OCCUPANTS)

AREA MAP



DEXIOS

DEXIOS

AMENITIES

Food

- 1 Boathouse Deli
- 2 Fusion
- 3 Lake Union Teriyaki
- 4 Regatta View
- 5 Pho Cyclo
- 6 Courtyard Cafe
- 7 Lardos Grill
- 8 World Sports Grille
- 9 Teriking
- 10 Cask and Trotter
- 11 Lyon's Grocery
- 12 Chennai Express
- 13 Tea King
- 14 Mother India Cuisine
- 15 Caffe Umbra
- 16 Tacos Chuki's
- 17 Bucca di Beppo
- 18 Flatstick Pub
- 19 203* Fahrenheit Coffee
- 20 Café Hagen

Entertainment

- 1 Lake Union Charters and Adventures
- 2 NW Outdoor Center
- 3 Swedish Cultural Center
- 4 Argosy
- 5 Museum of History & Industry
- 6 Center for Wooden Boats and Museums
- 7 Teatro ZinZanni
- 8 Seattle Center
- 9 EMP
- 10 Space Needle

Health & Wellness

- 1 Stability Spine and Wellness
- 2 ProFit Personal Training
- 3 Pure Barre
- 4 Modern Barber
- 5 Bike Rack

Hotels

- 1 Courtyard Seattle
- 2 Residence Inn Seattle
- 3 The Maxwell Hotel
- 4 Hampton Inn & Suites
- 5 Four Points by Sheraton

Convenience

- 1 Wrench Bicycle Workshop
- 2 Kenmore Air
- 3 US Bank
- 4 Dexter Cleaners





ALEC GOODWIN

RE License #22015835

Associate

alec.goodwin@jll.com

+1 (424) 421-9245

FRANCESCA HOWARD

RE License #02125832

Vice President

francesca.howard@jll.com

+1 206-887-5017

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.

